

Innovative Outstanding Weatherization Assistance News

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Wishing you a Fabulous Fall!

From all of us in the
Weatherization Bureau
in Des Moines

Jim, Gwen, Mark, Chris, Mike
and Rosemary

Welcome

- As you know, the state has waivers for expenditure thresholds. At DCAA, we often receive request that are on outdated forms. Consequently, we sometimes encounters problems. To alleviate any confusion, be sure to download DCAA Weatherization forms from the Members Only section of the DCAA website. All of the expenditure waiver forms are posted on the web and kept up-to-date. If you send an outdated form to DCAA for approval, it will be returned to you. You will then be asked to complete the updated version from the website.
- Some items have been added to the Members Only section of the Weatherization website <http://www.state.ia.us/dhr/caa/WxPage.html>. Be sure to visit the site soon to see links to WAP Rules and Regulations (all of those confusing regulations we have to abide by), the new Work Standards draft, all of the State of Iowa forms and waivers (16 in all), Competitive Bid and Flat Rate contract templates, and Flat Rate forms. Should you have any questions or have forgotten the username and password, please email me at Christine.Taylor@iowa.gov.
- Does your agency plan on hosting Weatherization Day activities? Be sure to let us know! Contact Christine Taylor at Christine.Taylor@iowa.gov.
- DCAA representatives recently met with the utilities about the new contracts. The good news is that we will be awarded additional funding. In fact, contracts are on their way. Be looking for them soon!

Statistics

<u>ITEM</u>	<u>*QTRLY</u>	<u>**YTD</u>
Houses Worked On	567	824
Completions	483	688
Closed Incomplete	84	136
Owner Occupied	504	737
Rentals	63	87
Elderly Occupied	218	305
Disabled Occupied	247	362
Furnace Replacements	215	312
Refrigerator Replacements	175	242
Freezer Replacements	90	108
Average Costs Per House	\$4,259	\$4,235

Totals for all agencies combined
* QTRLY (June, July, August)
** YTD (Program year through August)

Agency Spotlight - Operation Threshold

A New Program Provides Rehabilitation Assistance to Rural Low-Income Weatherization Consumers

Operation Threshold, in partnership with INRCOG (Iowa Northland Regional Council of Governments), is pleased to announce they received AHP (Affordable Housing Program) funding from the Federal Home Loan Bank of Des Moines. AHP funding will be used to provide rehabilitation assistance at least to 10 low-income rural homeowners who qualify for weatherization services.

Wayne Taylor, Housing Director for Operation Threshold says, "We have been trying to find ways we can help more weatherization consumers. We have seen too many houses that definitely need the benefit of weatherization, but because the house needs additional home repairs (that prevents doing the weatherization work) we are unable to provide weatherization assistance."

It can be very difficult for low-income and low-resource households, many of whom are elderly and on fixed incomes, to do extensive or even minor repairs on their homes; and not all communities have funds to help with housing repairs. With this newly funded program, Operation Threshold will help some low-income households with both weatherization and necessary housing repairs.

To qualify for the weatherization/rehabilitation program, consumers must live in rural Black Hawk, Buchanan or Grundy Counties. Homeowners must first be approved for the rehabilitation and weatherization program. Even though it is estimated the total average cost of assistance will be \$13,925, the project must still be feasible. Taylor says Operation

Threshold will inspect the homes, write specifications for the work to be completed. "We will still walk away from a project if our assistance is not adequate to make the house safe. Of course, each applicant for assistance will be reviewed on a case-by-case basis, as some homeowners might have some resources to contribute."

If a property is deemed feasible Operation Threshold will also request proposals from contractors and ensure the work is completed correctly. INRCOG is responsible for the general administration of the AHP grant.

Operation Threshold estimates the amount of home repairs with this program will average less than \$10,000 and the majority of the work to be done is roof replacement, electrical or plumbing improvements. Each participant in the program will sign a five-year promissory note, which stipulates that if they sell the property within a five-year period from the date of closing, they must return a prorated share of their rehabilitation assistance to the Federal Home Loan Bank. This requires a lien to be placed on the property and recorded at the courthouse in the county in which the property is located.

Since both Operation Threshold and INRCOG provide weatherization and housing services to rural Black Hawk, Buchanan and Grundy Counties. It seemed like a natural fit for us to work together says Barbara Grant, executive director at Operation Threshold. The joint application also included funding to provide approximately 50 new home buyers with home buyer assistance and rehabilitation assistance. For more information on this program, contact INRCOG's Housing Department at (319) 235-0311 or Wayne Taylor of Operation Threshold at (319) 291-2163 ext. 122.

Questions and Answers

Question: One unit in a tri-plex is eligible for weatherization services. All three units share the same attic. Can the entire attic be insulated?

Answer: Because only one unit is eligible, only that section of the attic is to be insulated.

Question: When testing mobile home water heaters that have an outside access, must draft testing be completed under the worst-case scenario?

Answer: Yes

Question: When does the client need to sign the Health & Safety Assessment Findings forms?

Answer: The client must sign the form any time the column for landlord/client correction is checked.

News

LIHEAP—The Low-Income Home Energy Assistance Program (LIHEAP) begins October 1st for households with elderly/disabled members and November 1st for all others. In addition to applying for LIHEAP, households are also simultaneously applying for Weatherization Assistance Program. Applicants must meet income guidelines to qualify for the programs as listed on the Weatherization Bureau’s website under “How and Where to Apply” (and Other Questions). The website address is <http://www.state.ia.us/dhr/caa/WxPage.html> .

“ I feel everyone worked hard to complete my home. Phil went that extra mile, above and beyond the call of duty. He worked hard and explained the work to be done even as they did it, making me feel happy that if I had to leave, the house was in good hands. Thank you to MICA, Phil, and all of the staff that made this happen.” - MICA Client

Powerhouse Home—Alliant Energy held a grand opening on July 15th for their Powerhouse Home, a revolutionary energy-efficient home located at 2900 #1 South 12th Avenue West in Newton, Iowa.

"The PowerHouse Home is the first of its kind in the country. It features a revolutionary new home building design and includes the latest in energy-efficient building techniques, materials and appliances," said Kim King, product manager for Alliant Energy. "Expected to perform up to 60 to 70 percent more energy efficient than a traditionally built home of the same size, the PowerHouse Home is a true showcase of energy efficiency."

The home is open for public tours Saturdays 10:00am-4:00pm and Sundays 12:00pm-4:00pm, as well as by appointment. To schedule a group tour of the home, please call (319) 786-4 3 2 6 . You may also visit http://www.alliantenergy.com/stellent/groups/public/documents/pub/au_env_news_012144.hcsp .

Client Refusal of Weatherization—Effective October 1, 2004, there is no longer a requirement that clients must accept weatherization in order to remain eligible for LIHEAP. The requirement was removed from the block grant bill (S.F. 2288) which is effective October 1, 2004.

Equipment Funding—Because utility funding will be significantly increased, some agencies may need to hire additional evaluators/inspectors and/or crew laborers who will need equipment and, perhaps, vehicles. DCAA will allow the transfer of funds from materials and labor line items in the HEAP contract to a special equipment line item when it is justified by the requesting agency.

Agencies wishing to transfer funds must submit a written request to the DCAA office explaining what new personnel they have hired or will be hiring, the amount of funds they are requesting to be transferred, and what equipment/vehicles they plan to purchase. The reason for the additional equipment must be that new evaluators/inspectors or crew laborers have been or will be hired. Requests to transfer funds in order to upgrade existing equipment, especially vehicles, will not be approved. Before requesting such a transfer of funds, agencies need to ensure they will have enough HEAP “program” funds for augmenting purposes.

Tentative 2004 PY Program Monitoring Schedule

October	Threshold
November	Mid-Sioux
December	HACAP

Mold/Moisture Protocol—DOE is requiring states to establish a protocol for dealing with mold and excessive moisture in homes beginning in Program Year 2005. The protocol must also include a plan for training local agencies on dealing with mold and excessive moisture.

- Continued on next page.

News—Continued

The Iowa Weatherization Program has a mold/moisture protocol in place, which includes trainings that are provided. This information has been sent to DOE for review.

Work Standard Changes—For the past year, the DCAA Weatherization staff have been working on updating the Iowa Weatherization Work Standards manual. On September 16th, DCAA held a State meeting to discuss the changes that will be in effect in the new manual, which will be released very soon. The changes discussed are outlined below.

- *Subsection 1020 Cost Limits*—Have been moved from the Policy Section to the Appendix. The following are changes in cost limits.
 - Furnace and Water Heater Repair—\$300 for furnace and water heater repair in renter-occupied dwellings.
 - Compact Fluorescents—\$7.00/bulb (limit of 12 per home)
 - Circlelines—\$10.00/bulb (limit of 1 per home)
 - Faucet Aerators—\$3.00/ea (limit of 2 per home)
 - Pipe Insulation—\$3.00/per 3' section (limit of 2 per home)
 - Low-Flow Showerheads—\$10.00/ea (limit of 1 per home)
- *Subsection 1024 Diagnostic Tests and Documentation Requirements*—A chart has been added outlining when diagnostic tests should be done and documentation is required.

- *Subsection 1026 Walk Away Policy*—The old Standards included a statement indicating an agency should walk away from a home if the existing water heater was not a water heater manufactured for a mobile home. This statement has been removed from the new Work Standards.
- *Subsection 2010, 2012.06, and 2012.07 Health & Safety and Diagnostics*—Most of the Lead and Slate Safe Work Practices information has been moved to the Work Standards Appendix.
 - Slate Siding—A qualified person trained in Safe Work Practices must do the exposure assessment and be on site during the removal and reinstallation of slate siding.
 - Lead—A trained person in Lead Safe Work Practices must be on site and notification requirements must be met when it is determined that the home is target housing.
 - Slate and Lead—All persons working on the home, as well as the evaluator/inspector, must have Safe Work Practices within one year of employment.
- *Subsection 2021 and 2021.04 Health & Safety and Diagnostics*—The following are changes regarding furnaces.
 - New furnaces must have a filter rack outside the furnace cabinet so the filter is accessible.
 - High efficient furnaces means 92% efficient.

- *Continued on next page.*

Extreme Photo



North Iowa discovered this flexible duct coming from a furnace return air duct and laying on top of the water heater drawing flue gasses into the home any time both the furnace and water heater ran at the same time. What a death trap!

News—Continued

- *Subsection 2040 and 2041 Health & Safety and Diagnostics*—Test holes made for draft pressure need to be within 1/16" diameter of the size of the draft probe.
- *Subsection 2040 and 2042 Health & Safety and Diagnostics*—Carbon monoxide testing on gas dryers is no longer required.
- *Subsection 2040, 2046.1 Health & Safety and Diagnostics*—Room-to-room pressures need to be documented in the client file.
- *Subsection 2050 and 2052 Health & Safety and Diagnostics*—There is now a section on the hybrid method for zone pressure testing.
- *Subsection 2060 Health & Safety and Diagnostics*—The limit of the number of smoke alarms per home has been increased from 1 to 2.

Service Recognition

New Staff

Welcome aboard to *Josh Vanskyhawk*, a new carpenter for NE Iowa in Decorah, Iowa.

2 Year Anniversary

Christine Taylor is the Program Specialist with DCAA in Des Moines, Iowa.

4 Year Anniversary

Rosemary Hoover is an Accountant with the Division of Community Action Agencies in Des Moines, Iowa.

Retirements

July—*Jim Larson* had been a carpenter for NE Iowa in Decorah, Iowa since July 3, 1985. He will be greatly missed.

- *Subsection 2080 Health & Safety and Diagnostics*—The TI-86 must be used to calculate the Building Tightness Limit (BTL) and Depressurization Tightness Limit (DTL) for every home weatherized. This is done to establish an Overall

Tightness Limit (OTL) which is the highest CFM₅₀ of either the BTL or DTL. If the OTL is higher than the initial blower door reading, then no infiltration work shall be done. If the BTL is higher than the initial blower door reading, then the BTLa (TI-86 and calculation) must be run to establish the amount of ventilation that must be added.

- *Subsection 2090 Health & Safety and Diagnostics*—After weatherization work is complete and the final blower door reading is done, compare the final reading to the BTL and DTL. If the final blower door reading is lower than the BTL, then the BTLa must be run to establish the amount of ventilation required. If the blower door reading is lower than the DTL, then draft pressure and spillage must be checked (under worst-case scenario) and any drafting/spillage problems remedied.
- *Subsection 2090 Health & Safety and Diagnostics*—Exhaust ventilation is required if the BTL is above the final blower door reading. Air-to-air exchangers require DCAA approval and are allowed if passive inlets do not eliminate negative pressure problems.
- *Subsection 3020 Field Evaluation*—Changes in costs to be included in the NEAT Audit are outlined below.
 - Health and Safety costs and General Health and Safety Repair costs do *not* need to be entered into the NEAT Audit.
 - Incidental Repair costs *do* need to be entered in the NEAT Audit.
- *Subsection 5030 and 5031 Insulation Measures*—Crawlspace vapor barrier is to be black poly, and overlapped 6" and sealed at the seams with mastic or caulk whenever possible. If unsealed, the poly must be overlapped by 18"-24". It is to go up walls 6" if there is no seepage through the foundation walls. The poly is to go up the sill plate if there is seepage. Unfaced fiberglass is to be used if the vapor barrier goes up to the sill plate.
- *Subsection 6011 Electric Efficiency Measures*—Side-by-side refrigerators may be installed as replacement refrigerators if they are Energy Star rated and if they are determined

—Continued on next page.

News—Continued

to be a cost-effective replacement choice by the Baseload Appliance Rating Tool (BART) Program (See Appendix).

- Subsection 7010 Repairs—Changes in the Repairs section are outlined below.
 - Grade doors or foundation entry doors may be treated plywood or car siding that has framing. If they are less than 6 sq. ft., car siding or treated plywood should be used.
 - Locksets and passage sets may only be installed on doors that determine the thermal boundary of the house.
- Subsection 7020 Repairs—Sump pumps and Energy Star dehumidifiers have been added. (Note: Dehumidifiers are allowed on a waiver basis. Waivers are approved by Mark or Mike.)

"I am writing to thank West Central Development for all they have done for me in my home. The workers were very cordial and did the work in a timely fashion. I am very satisfied with my new deep freeze and furnace. I am sure I will notice a difference in my heating bill this winter. I am very satisfied with everything and greatly appreciate the opportunity to receive all of this help. Thank you again."

— West Central Client

- Section 8000 Mobile Homes—Changes in the mobile home section are outlined below.
 - Agencies must ensure all mobile homes that are weatherized have two (2) operable doors. This is a health and safety issue.
 - Only fiberglass insulation may be used in mobile homes.
- Subsection 8020 Mobile Home—All units shall be direct vent. If the combustion air is being drawn from the inside, repair or replace the heating system before beginning weatherization activities.
- Subsection 8021.05 Mobile Home—Changes in 8021.05 are outlined below.

- Pre- and post-weatherization pressure pan testing must be completed in all mobile homes to determine duct leakage to the outside. The pressure pan reading must be documented in the file.

- Conversion Process—When converting a belly-return system in a mobile home to a living space return, follow the procedures for converting on page 11.

- Subsection 8022.3 Mobile Home—When a water heater is installed, it must be a mobile home water heater. If there is an interior access to the water heater, the new unit must be sealed combustion.
- Subsection 8046 Mobile Home—Changes to 8046 are outlined below.
 - Measure room-to-room pressure differences and relieve pressure differences that are greater than 3 Pascals.
 - Pressure differences of greater than 10 Pascals in the furnace closets must be corrected.

2004 Weatherization State Program Managers' Meeting—
 On September 22-32, 2004, state staff attended the 2004 Weatherization State Program Manager's meeting in Biloxi, Mississippi. Fortunately, the hurricane did not cause damage to the conference area, where attendees learned about the application and reporting process, audits, client education, mold, health and safety, hot climate issues, training and technical assistance, technical monitoring, Weatherization Day, and Weatherization Plus. Much information was shared among the attendees.

Tentative 2004 Fiscal Monitoring Schedule

October	NE Iowa Threshold
November	New View HACAP
December	MICA

Upcoming Events

October 2004

- 5—6 **Blower Door/BTL/Duct Leakage and Combustion Health & Safety Training.** To be held at MATURA Action Corporation, 203 West Adams, Creston, Iowa. For more information, contact Marcia Thompson at 515-281-3861 or Marcia.Thompson@iowa.gov .
- 25—27 **ICAA Conference.** To be held at the Marriott Hotel in West Des Moines, Iowa. For more information, visit <http://www.iowacommunityaction.com/> .
- 26 **IWAC Meeting.** To be held in conjunction with the ICAA Conference at the Marriott Hotel in West Des Moines, Iowa. For more information, contact Mike Loos at 563-324-3236 ext. 103 or MLoos@iowatrains.org .

November 2004

- 9—10 **Appliance Metering/BART/TI-86 and NEAT Audit Setup Training.** To be held at MATURA Action Corporation, 203 West Adams, Creston, Iowa. For more information, contact Marcia Thompson at 515-281-3861 or Marcia.Thompson@iowa.gov .

December 2004

No scheduled trainings or meetings.

January 2005

No scheduled trainings or meetings.

Be sure to check our website for training updates at www.state.ia.us/dhr/caa/WxPage.html !

Resources

<http://www4.nationalacademies.org/news.nsf>

National Academy of Sciences' Institute of Science, Engineering and Medicine—Report on mold in homes.

<http://www.ashrae.org/>

Method of Test for Determining the Design and Seasonal Efficiencies of Residential Thermal Distribution Systems

http://www.energystar.gov/index.cfm?fuseaction=refrig.display_products_html

Energy Star qualified refrigerators and freezers.

Speed Bumps

- Drip legs need to be installed on the gas line of all new appliances installed (water heater and furnace).
- Furnaces that use the furnace cabinet front to seal the combustion area in a sealed combustion furnace need grommets to seal the other holes that penetrate into the combustion area.
- For waivers and fuel switching agencies must use the most current forms that are on the web site. Others will not be approved.
- Gable vents need to be installed as per the standards.
- Mobile home sash and storm windows are a repair cost not an infiltration cost.
- Insulation specifications need to left in the attic near the attic access hole.
- Mobile home air conditioning ducts that are outside or under the underbelly of the home need to be sealed and insulated.
- The air barrier of the home needs to be defined, sealed, and insulated.
- Please have the furnace installer leave the manufacturers instructions with the client so the proper installation can be verified.

Please feel free to copy and distribute.

Iowa Bureau of Weatherization

Department of Human Rights
Community Action Agency
Lucas State Office Building, 2nd Floor

We're on the Web!!!
www.state.ia.us/dhr/caa/WXPage.html

Contact us at:

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